

**PLANNING BOARD MEETING MINUTES
TUESDAY, JULY 18, 2006**

MEMBERS PRESENT: Jay Cruz, Chair
Paula Caron, Vice-Chair
Paul Fontaine, Jr.
Mike Hurley
Nancy Maynard
Linda Nicholopoulos

MEMBERS ABSENT: Yvette Cooks (associate member)
John DiPasquale

PLANNING OFFICE: David Streb, Mike O'Hara

Call to Order

Meeting called to order at 6:04 p.m. in the Veteran's Room, First Floor, City Hall.

Communications

Request received to continue following two hearings to August 15 meeting at request of applicants:

- Special Permit renewal - Bay Communications, Wanoosnoc Rd. wireless communication tower
- Special Permit - Wachusett Development, 17 Pierce Ave., convert storage space to two apartments

Mike O'Hara passed out copies of correspondence about Benjamin Builders. Mr. Fontaine moved to order Lorden to pay \$5,500 for Vollmer to the study. Board voted unanimously in favor of the motion.

Meeting Minutes

Motion made and seconded to approve minutes of the June 20th meeting with correction that Ms. Nicholopoulos was not here. Vote unanimous to approve.

ANR plans

Tully, Shattuck Road

Board was informed that there was a settlement agreement. Final details to be worked out.
Board voted to deny endorsement of the "ANR" plan.

The Board reviewed and endorsed the following "ANR" plans:

Lussier, Sunrise Ave.

Plan splits flag shaped parcel at 70 Sunrise into three parcels. Parcels C1 & C2 to be conveyed to abutting parcels at 52 & 60 Sunrise Ave.

Fairbanks, Caswell, Ashburnham Hill Rd.

Parcel at 1417 Ashburnham Hill Rd. split into three conforming RR lots. Site is not in Watershed Protection Overlay District.

Scola, 360 Canton St.

Lot split into two conforming lots.

Lanni, 178 High Rock Rd.

19,807 sq. ft. to be added to lot at 137 High Rock Road.

Construction Dynamics, Battles St.

Split into Lot 2 (subject of site plan review later in meeting), Lot 1 and Parcel A (with no frontage -- labeled "Not A Building Lot")

Guinta, 56 St. Peter St.

Split into Lot B (56 St. Peter) and Lot A. Lot A marked "not to be considered suitable for building purposes at this time." Utilities would have to be extended to it and street access improved.

Aho, Lot 20, Old South St.

Revision of plan endorsed June 2006. 15,785 sq. ft. portion of Lot 20 to be added to 500 Old South St.

MINOR SITE PLAN REVIEW

None

PUBLIC HEARINGS

**Special Permit - Hingorany & Madan, Williams Rd., residential driveway >500 feet long
(postponed from 6-20-06)**

Mr. Cruz stated that he was an abutter to this property and recused himself and left the room.

Members present & eligible to vote: Caron, Fontaine, Hurley, Maynard, Nicholopoulos (5)

Hearing opened. Kamal Hingorany, P.E. (applicant's brother) presented and described the project, Approximately 2,400 foot long driveway to one single-family house on 30 acre lot. Driveway width minimum of 12' some areas 17'. They have played with the grades. Most grades are 8%. One area is 12% but they can't change that. Conservation Commission approved intermittent stream crossing near Williams Road last year.

Mr. Fontaine asked if he'd talked to Deputy Chief Morand. Mr. Hingorany: no.

Mike O'Hara asked if he'd looked into residential sprinkler systems. Achla said that she wanted a green building and didn't want any chemicals. She didn't want to make a commitment for a sprinkler system..

Public Comment:

Matthew Benson, 204 Williams Rd. -- He thought driveway looked more like a subdivision road, and he's concerned about the road being subterfuge for a subdivision. Board assured him that that could not happen unless they came back to the Board for approval to make it a subdivision road.

Barbara Assimakopolis, 25 Williams Rd. -- where do you plan to put the snow? She was told that the snow would be pushed off the side in the area where it is 25' wide. Also edge of Williams Road is collapsing.

Achla Madan -- they're putting in 6" of reprocessed asphalt (grindings, not fresh asphalt).

Councillor Kaddy asked if they could take care of the very bottom of the driveway so neighbors won't suffer from run-off.

Public hearing closed at 7:03 p.m.

Ms. Nicholopoulos said that edge of Williams Road is being undermined and needs to be addressed.

Motion made (Mr. Fontaine) & seconded (Mr. Hurley) to grant Special Permit with the conditions:

- the undermining problem at edge of Williams Road be fixed, with stone or an alternative, with DPW approval
- no snow removal onto public way
- at end of driveway, adjacent to Williams Rd., grindings are OK but subject to change to bituminous pavement if necessary.

Vote 5-0 to approve.

**Special Permit modification - Cox, 301 South Street - add 2 condominium units & open space
(postponed from 6-20-06)**

Members present & eligible to vote: Cruz, Caron, Fontaine, Hurley, Maynard, Nicholopoulos (6)

Hearing re-opened

Atty. George Watts presented and gave background of the project. Cox is acquiring Valiton property and proposing to build two more units in back off Kingsbury Street either stand alone or duplex singles.

Cox has conceptual agreement with Valitons. They would like a modified townhouse ; a true "ranch" wouldn't work. They would have separate exclusive use of this area. Proposing max. 74 x 52 footprint.

Proposed process 350K 2,300 sq. ft.

Mark Piermarini, Whitman & Bingham Associates, the project density changes from 8.52 units per acre to 8.62 per acre. Mr. & Mrs. Valiton would be given exclusive use of land near their unit, and they have a separate entrance. They are represented by Atty. Jim Van Buren.

Mr. Cruz – Does Mr. Cox plan on making improvements to the single road Everett Street.

Mr. Cox – They feel that they are improving the area by developing the open space.

Public Comment:

Angela Scafichia, 17 Everett Street Ext. – She was told new houses would be 80 foot away from her.

Will it?

Mr. Piermarini – yes, you're street will be 80' away.

Mr. Norris – why are the buildings so high? It seems like a 3-story building.

Atty. VanBuren said that Mr. Watt's representations are essentially correct.

Bonny Maclean, 287 South St. -- lives on the corner of South and Everett St., Ext. and think this project should go through. They have the whole picture now.

Letters submitted from Upton, 323 South St., Pandiscio 325 South St. and Isaac Kwofie, 300 South St. stating they approve of Special Permit modification

Tom Sarasin, 73 Kingsbury St. -- to him this plan brings them back to square one -- the higher density which was originally proposed. It should be a single house to the rear.

Frank Preston, representing mother abutter on Ellis Street -- he supports the right of a landowner to develop property, but he feels the Board should require specific dimensions before approval. Also, until now the developer has adhered to required setbacks. That should continue.

Mr. Cox: The Board asked to cut back, so he did. He tried to fix his water problems, but couldn't so he agreed to build Mr. Valiton a new house.

Mr. Sarasin – The additional house is a cost to the neighborhood that they shouldn't have to pay.

Councillor Clark spoke about flooding on property. He understands Mr. Sarasin's issue, but feels that the green space on the front side is important.

Ms. Maclean: I only wanted five units, but since they're building ten, I feel two more units would be fine.

Board comment:

Ms. Maynard says she feels that one unit would be more appropriate.

Mr. Fontaine: when the original development was approved he thought it was a mistake to leave the house in front there. It would be better appearance for South Street to have the green space. Then building dimensions should be tied down. He is in favor.

Ms. Caron: Should clarify the dimensions & setbacks.

Mr. Hurley: generally in favor.

Mr. Sarasin: keep in mind there are two houses on Kingsbury Street that have a view too.
The hearing was closed at 7:53 p.m.

When asked, Mr. Cox said he couldn't do the modification with only one unit – it wouldn't be economically feasible.

Motion made & seconded to grant modification of Special Permit to add two units with conditions:

- Open, green space to be provided is open for perpetuity and maintained.
- Building dimensions and setbacks subject to review and approved by the Planning Board prior to issuance of a building permit.
- Submittal of written agreement with Ms. & Mrs. Valiton for purchase of dwelling.

Vote 5-1 (Ms. Maynard) to approve.

Special Permit - Lemay, King St. (rear 15 Frankfort St.), infill lot (single-family dwelling)

Mr. Cruz announced that since there was only four members who were present at the last meeting (Cruz, Fontaine, Hurley, Maynard) this item would have to be postponed to a special meeting August 8.

**Special Permit renewal - Bay Communications, Wanoosnoc Rd. wireless communication tower
(cont'd from 5-16-06)**

Hearing continued to August 15th per request of applicant.

Special Permit - Wachusett Development, 17 Pierce Ave., convert storage space to two apartments

Hearing continued to August 15th per request of applicant.

**Site Plan Review - 558-562 Mechanic St., A. J. Wornham, repair garage
(cont'd from 6-20-06)**

Members present & eligible to vote: Caron, Cruz, Fontaine, Hurley, Maynard, Nicholopoulos (6)

Rob Buchowski of David Ross Associates, and Mr. Wornham continued discussion from June meeting.

Applicant said they didn't get a letter with Board's concerns listed in time to respond.

Board acted puzzled. Why they would need a letter? Concerns were stated at the last meeting.

They showed Board drawing of facade, but Board not satisfied.

Mr. Fontaine said the location is pivotal and the appeal of the building is pivotal.

Suggested different looking facade, stone and/or brick.

Continued to August 8 special meeting.

Special Permit - No. 1 Mill Warehouse, LLC, Old Princeton Rd. two 3-unit condos
(cont'd from 6-20-06)

Mr. Cruz announced that since there was only four members who were present at the last meeting (Cruz, Fontaine, Hurley, Maynard) this item would also have to be postponed to a special meeting August 8.

Special Permit - McSweeney, Planned Unit Development -6 single-family dwellings, Oakland St.

Ms. Maynard realized that her nephew is one of the owners of property. She recused herself and left the meeting.

Members present & eligible to vote: Caron, Cruz, Fontaine, Hurley, Nicholopoulos, (5)
Hearing opened.

It became apparent that they would need a unanimous vote in order to approve project. There was discussion whether to continue or withdraw application & resubmit. Then they elected to take public comment.

Ed McSweeney presented, requesting permission to build six single-family houses on lots owned by three owners. They have a potential for 16 units total with special permit, but they decided to with 6 units, a 62% reduction from their original plans.

Informal public comment:

Nancy Paajanen spoke regarding 36 Oakland Street. Her family's lived there for 81 years. She has three issues – sewerage – safety and congestion. She's concerned about sewerage on Oakland Street.

Safety – she's concerned about the safety of small children.

Congestion – she doesn't think it's a good idea.

Belize Slevar, 26 Oakland Street – She's concerned about plowing in the winter. They put the snow where they're building. Also, she says they have pressure in the gas line because they're at the end of the line.

Scott Micheau – this was always a swamp. Langley Construction's been dumping back there. A good percentage of the lots are in wetlands.

Nancy Birch, 83 Townsend Street – how big are their lots going to be?

Roughly 7,500 sq. ft., although they aren't lot lines. Is there other access planned? Also, do they have a track record and have they secured all the land?

Mr. Fontaine: requested a submitted plan that shows how many conventional subdivision lots would fit.

Meeting postponed until August 15th.

Site Plan Review - Construction Dynamics, Benson St, storage/office/ building trade shop

Anthony Cleaves of Whitman & Bingham Assocs., representing Construction Dynamics. Project on east side of Benson Street. No vegetation on site. Compacted graded base. Underground recharge area. Each bay will have an individual water line and a sprinkler hose. Industrial condos. No outdoor storage. Fenced enclosures with dumpster on back building.

Proposing a metal building with overhead door similar to the abutting building.

Public comment:

Mike McLaughlin – he would be opposed to outdoor storage .

Mr. Fontaine also concerned about outside storage.

Motion made & seconded to approve Site Plan subject to:

- aesthetic fencing around dumpsters.
- Signs over each stall and a review of the signs.
- Additional landscaping near front.
- No outside storage of tractor trailers.

Vote to approve unanimous.

OTHER BUSINESS

Board endorsed mylar of Deloge Heights definitive subdivision, Phase IV (Tibbett Circle).

Meeting adjourned: 9:15 p.m.

Next meeting: August 8, 2006

Approved: -August 8, 2006